



**TOWN OF LAKE PARK
LOCAL PLANNING AGENCY
MEETING MINUTES
JANUARY 7, 2013
7:30 P.M.**

CALL TO ORDER

The Local Planning Agency Meeting was called to order at 7:30 p.m. by Chair Judith Thomas.

ROLL CALL

Chair Judith Thomas	Present
Vice-Chair Natalie Schneider	Present
Anthony Bontrager	Present
James Lloyd	Present
Kimberly Glas-Castro	Present

Also present were Thomas J. Baird, Town Attorney; Nadia DiTommaso, Community Development Director, Debbie Abraham, Town Planner and Kimberly Rowley, Board Secretary.

APPROVAL OF AGENDA

Chair Thomas requested a motion for approval of the Agenda as submitted. Board Member Schneider made a motion to approve the Agenda, and the motion was seconded by Board Member Lloyd. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
Anthony Bontrager	X	
Kimberly Glas-Castro	X	
James Lloyd	X	

The Motion carried 5-0 and the Agenda was unanimously approved as amended.

APPROVAL OF MINUTES

Chair Thomas requested a motion to approve the Local Planning Agency Minutes of November 5, 2012, as submitted. Board Member Lloyd made a motion to approve the Minutes, and the motion was seconded by Vice-Chair Schneider. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
Anthony Bontrager	X	
Kimberly Glas-Castro	X	
James Lloyd	X	

The Motion carried 5-0 and the Minutes of the November 5, 2012, Local Planning Agency Meeting were unanimously approved.

ORDER OF BUSINESS

Chair Thomas explained the procedure for the Order of Business and Public Comments.

PUBLIC COMMENTS

Bessie Brown completed a Public Comment Card and addressed the LPA. Ms. Brown stated that she is a Riviera Beach resident and that she had received a certified letter from the Town of Lake Park. Ms. Brown requested that the property being discussed be identified on a map and questioned whether anything in Riviera Beach would be affected. Chair Thomas explained to the members of the audience the Florida State Statute notification requirement to residents within a 300' foot radius of the affected parcel(s).

NEW BUSINESS

SMALL-SCALE LAND USE MAP AMENDMENTS – Palm Beach County Scrub Area. Applicant: Town of Lake Park

Debbie Abraham, Town Planner, presented to the LPA Staff's recommendation of the proposed Small-Scale Land Use Map Amendments. Ms. Abraham explained that Palm Beach County brought to the attention of Staff that the Palm Beach County (PBC) Scrub Area boundaries within the Town's Future Land Use Map (FLUM) are inconsistent with the County's Scrub Area Boundary Map and, therefore, PBC has requested that the boundaries for the PBC Scrub Area in the Town of Lake Park be redefined on the FLUM to match the County's Scrub Area Boundary Map.

Ms. Abraham identified the location of the Palm Beach County Scrub Area which lies between Silver Beach Road and Old Dixie Highway. Until now, the Town's Comprehensive Plan indicates that the PBC Scrub Area occupies 54.45 acres of land within

the Town of Lake Park. However, Palm Beach County Staff recently pointed out that the accurate Scrub Area acreage is 54.93 acres, and that consequently, these corrections are an attempt to correct the boundaries in order to reflect the appropriate designations. While PBC's Scrub Area occupies 6 parcels of land, the Town's FLUM indicates only 5 parcels, one of which is incorrect. On a map, Ms. Abraham pointed out the northern triangular tip of the PBC Scrub Area must be removed from within the boundaries, since this parcel is owned by the Town, rather than Palm Beach County, and therefore, is not a part of the PBC Scrub Area. Staff is now proposing that this parcel be given a land use designation change from "Conservation" to Public Buildings and Grounds" in order to reflect the Town's ownership. Furthermore, Ms. Abraham stated that there are two (2) parcels, and one-half (½) of a non-contiguous parcel, that should be included within the PBC Scrub Area boundaries, and in order to add these parcels, Staff is proposing a land use designation change from "Commercial and Light Industrial" to "Conservation".

Ms. Abraham summarized that the proposed changes will result in the parcels being property designated, and recommended that the LPA entertain a motion to approve the following changes to the Future Land Use Map:

1. The Town owned parcel (PCN: 36-43-42-20-00-000-7470) be removed from the PBC Scrub Area Boundaries and be assigned a future land use designation from "Conservation" to "Public Buildings and Grounds".
2. Three (3) parcels (PCN's: 36-43-42-20-00-000-7460; 36-43-42-20-00-000-5150; and 36-43-42-20-00-000-7440) be added to the PBC Scrub Area and undergo a change of the future land use designation from "Commercial and Light Industrial" to "Conservation".

Chair Thomas inquired about the sliver of land adjacent to Silver Beach Road on the south side of the Palm Beach County Scrub Area which is not included in the boundaries map. Ms. DiTommaso stated that the property is Town owned, that it may be future right-of-way and that it is a perimeter fire break area for the conservation area. Chair Thomas requested that it be noted that if the sliver of land is identified as future right-of-way that it would impact both the Town of Lake Park and Riviera Beach should the MPO decide to move forward with the expansion of Silver Beach Road.

Board Member Glas-Castro inquired if the Management Plan for the PBC Scrub Area calls for an approved parking area and public access. Ms. DiTommaso stated that the property does require a parking area, as well as an observation platform and additional improvements, which are projected to be completed by 2016.

Chair Thomas questioned if the PBC Scrub Area would be affected by the future Park Avenue Extension. Ms. DiTommaso stated it would be affected as it is currently proposed, but that the Town is working with the County on a possible realignment. The realignment of the Park Avenue Extension would need to go in front of the Palm Beach County Commissioners for approval.

Chair Thomas questioned if there is a buffer planned for the Scrub Area and if the County has identified any protected species on the Scrub Area. Ms. Sandy Mann, Environmental Program Supervisor for Palm Beach County's Department of Environmental Resources Management, addressed the LPA. Ms. Mann stated that the site will be a natural area and will have very minimal development. There will be a five (5) vehicle, one (1) bus parking lot; some hiking trails, and a short ADA accessible concrete trail leading to an overlook area for the observation of wildlife. There will be no buffer, only native vegetation with a perimeter firebreak. Ms. Mann stated that gopher turtles have been identified on the site, as well as other protected species, which are listed on the Management Plan.

Ms. Alvera Lewis, a Riviera Beach Resident, addressed the LPA and stated that on Christmas Day there were several dirt bikes driving on the scrub area, which created noise, which is a nuisance. Ms. Lewis stated she is concerned about the possible danger of the dirt bikes coming out of the scrub area and into the on-coming traffic on Silver Beach Road. Board Member Glas-Castro stated that perhaps the Sheriff's Office could beef up their patrol and that there should be a more vigilant police presence in the area. Ms. Mann of PBC stated that it depends on where the dirt bikes are actually being driven; that if the dirt bikes are being driven on the road right-of-way just north of Silver Beach Road, which is not a part of the natural area, that the County would not have any right to patrol. Ms. Mann stated that if the vehicles were being driven within the fenced area then the County would want to know where the break in the fence is, as the only way to get into the scrub area is if there is a break in the fence. Chair Thomas stated that over the years she has observed individuals with dirt bikes either adjacent to or on the protected scrub area site and she questioned if anything is being done by the County to prevent the riding of dirt bikes. Ms. Mann stated that off road vehicles, including dirt bikes, are not allowed on the natural areas, with the exception of for management purposes on the designated management access ways. Ms. Mann stated that there is the Wildlife Task Force, which is a specially trained division of Palm Beach County Sheriff's Department Officers which have off-road vehicles. If there is inappropriate access or activity on the scrub area site, anyone can call the PBSO and the Wildlife Task Force.

There being no further discussion, Chair Thomas asked for a motion to approve Staff's recommendation of the Small-Scale Land Use Map Amendments for the Palm Beach County Scrub Area. Vice-Chair Schneider made a motion for approval of Staff's recommendation, and the motion was seconded by Board Member Bontrager. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
Anthony Bontrager	X	
Kimberly Glas-Castro	X	
James Lloyd	X	

The Motion carried 5-0, and the Small-Scale Land Use Map Amendments to the Palm Beach County Scrub Area were approved.


COMMENTS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

There were no comments from the Community Development Director.

ADJOURNMENT OF MEETING

Chair Thomas adjourned the Local Planning Agency Meeting at 7:50 p.m.

Respectfully Submitted,


Kimberly Rowley
Planning & Zoning Board Secretary

PLANNING & ZONING BOARD APPROVAL:



Judith Thomas, Chair
Town of Lake Park Planning & Zoning Board

DATE:

4/6/2015